

M I N U T E S
SANDY CITY COUNCIL MEETING
Sandy City Hall - Council Chamber Room #211
10000 Centennial Parkway
Sandy, Utah 84070

May 31, 2005

Meeting was commenced at 7:02 p.m.

PRESENT:

Council Members: Chairman Scott Cowdell, Vice Chairman John Winder, Bryant Anderson, Steve Fairbanks, Chris McCandless, Linda Martinez-Saville, and Dennis Tenney

Mayor: Tom Dolan

Others in Attendance: CAO Byron Jorgenson; City Attorney Walter Miller; Community Development Director Mike Coulam; Public Utilities Director Shane Pace; Public Works Director Rick Smith; Economic Development Director Randy Sant; Deputy to the Mayor John Hiskey; Police Chief Stephen Chapman; Fire Chief Don Chase; Parks & Recreation Director Nancy Shay; Administrative Services Director Art Hunter; Assistant CAO Jamie Davidson; Assistant to the CAO Ryan Mecham; Assistant Director Community Development Nick Duerksen; Council Office Director Phil Glenn; Council Office Executive Secretary Pam Lehman

ABSENT/EXCUSED:

Mayor Tom Dolan [Vacation]

1. **OPENING REMARKS/PRAYER/PLEDGE:**

The Prayer was offered by **Councilman Bryant Anderson**, and the Pledge was led by **Councilman Steve Fairbanks**.

2. **SPECIAL PRESENTATION(S):**

a. **JUAN DIEGO HIGH SCHOOL STATE 2A CHAMPIONS BOYS BASEBALL**

Chairman Scott Cowdell, along with **CAO Byron Jorgenson**, presented resolutions of commendation to the Juan Diego Varsity Boys Baseball Team who won the State 2A Championship for 2005. This was the 5th Region Championship, and the 2nd State Championship game the team has participated in. Coach Frank Peasley, along with Ryan Reather, who was voted the most valuable player for the year, were present to accept the resolutions.

b. **MAYOR DOLAN'S SPECIAL PRESENTATION**

Byron Jorgenson presented a resolution of commendation, on behalf of Mayor Dolan, to CW2Justin Sasso in recognition of his awards and achievements received during his tenure of service with the United States Army. CW2 Sasso was deployed to Iraq from February 2003 to December 2003, and flew 270 combat hours while stationed in Iraq. As Mr. Jorgenson read all of Mr. Sasso's accomplishments, he turned to him and asked him "if he could carry all of these awards on his uniform at the same time". Appreciation was expressed not only to Mr. Sasso, but to all the other men and women who are serving to defend our Nation's freedoms. Mr. Sasso received a standing ovation from the audience.

3. **CITIZEN(S) COMMENTS:**

a. **There were no citizen comments**

4. **PUBLIC HEARING(S):**

Amend Impact Fees

Public Hearing to consider amending the current Sandy City Impact Fees for Roads, Drainage, Water, Fire/EMS, Police, Parks and Trails.

DISCUSSION: Assistant to the CAO **Ryan Mecham** informed the Council that State law requires that a public hearing be held any time adjustments are made to the impact fee schedule. Mr. Mecham introduced Clancy Mullen, a consultant from Duncan Associates, to present the study to the Council.

Clancy Mullen, Duncan Associates, a firm located in Texas, reported that he first worked with the City on updating

the impact fee schedule back in 1997. He presented a brief history on the impact fees, and highlighted the recent study that was just completed. **[Ref: Exhibit "A"]**

The Impact Study Act, adopted by the Legislature in 1995, regulates how cities set fees for redevelopment. The Act also requires that municipalities or counties establish either a Capital Improvement Plan or Impact Fee Study to justify the fees assessed on new development. The fees are then used to generate revenue for funding or recouping costs of capital improvements or facility expansions necessitated by and attributable to the new development.

The revenues generated in Sandy from Impact Fees are estimated to be over a million dollars. However, there has been a slight decline in revenues based on the decline in growth. The most recent study would update all current calculations for the Impact Fees including current levels of service, inflation, and the increase of land values.

The Public Works Department does not believe that a Road Impact Fee should be implemented at this time since there are not enough projects to sustain a program over an extended period of time, and these funds would be restricted to pre-designated areas within the City. They believe that more public improvements can be achieved by using the current system.

The Public Utilities Department recommends that the City implement the recommendations from the consultant for the Storm Drainage Impact Fee and the Water Impact Fee in order to meet future growth needs in both of these areas.

The Police Department recommends that the City implement the consultant recommended Public Safety Impact Fee. The study indicates that this fee can also be used to help retire the debt on the newly acquired courts building.

The Fire Department recommends that the City implement a Fire/EMS Impact Fee to be used for the expansion of Station 32. The study also indicates that the City may need to add 2,654 square feet of Fire/EMS space to accommodate population growth through 2010.

The Parks and Recreation Department recommends increasing the current Parks Impact Fee and the Trails Impact Fee based on the consultant recommended amount due primarily to increased land acquisition and development costs.

Chairman Cowdell opened the Public Hearing. As there were no comments, the hearing was closed.

Mr. McCandless asked Parks and Recreation Director Nancy Shay if fee increases could be rescinded once the capital improvements have been completed.

Nancy Shay reported that most capital improvements projects are paid for over extended periods of time as funding becomes available. She noted that the Council could adjust the impact fees at any given time.

Mr. McCandless commented that he struggles with the proposed increases to the impact fees. He could understand the need for the fees to help improve Parks and Trail systems within the City, but on the other hand, he also understands the impacts increased fees will have on developers who will be required to pay the increased costs.

Bryant Anderson noted that a majority of funding from impact fees is used to improve Parks and Trail systems in the City. He commented that the City could not come close to funding the remaining capital projects even with the proposed increases to the impact fees. He felt that the residents would support higher impact fees for trail systems since there is such a high demand for them. Mr. Anderson asked Ryan Mecham if a study has been conducted on the number of potential single family/multi-unit family dwellings that are left to be built in the City.

Ryan Mecham reported that land is still available in the City for development. The type of development would determine the fee assessed to the property.

Community Development Director Mike Coulam reported that Planning Staff had conducted a capacity analysis on available land in the City. Land use decisions affect impact fees and make it difficult to determine the revenue that would be generated from them.

Dennis Tenney felt that the entire Council felt some anxiety with the recommended increases to the park fees.

However, Mr. Tenney believed that the new impacts fees should be born by those who create them. He felt that the recommendations were reasonable and balanced, and that he would support the changes.

John Winder also agreed with Mr. Tenney's comments. Mr. Winder clarified that the increases to the impact fees would apply to new development coming into the City, not on existing development.

Scott Cowdell stated that the burden of increased fees falls on the average taxpaying citizen. He noted that the City must continue to be diligent making certain that revenues collected from impact fees are used for the benefit of the public. Mr. Cowdell requested a copy of the projects, which could be funded through revenues generated by impact fees, to determine how certain projects would be affected if no increases were approved.

Steve Fairbanks felt that a mechanism should be implemented for inflationary adjustments to these fees on an ongoing basis to avoid substantial increases all at once.

Art Hunter asked the Council if they would like the Impact Fees to be placed on a separate resolution as part of the budget adoption next week.

Mr. Cowdell requested that a separate resolution be prepared in the event the Council determines that adjustments should be made to the proposed fee increases. This way, it will not disrupt the process of the budget adoption.

MOTION: **Dennis Tenney** made the motion to have documents brought back to adopt, as part of the 2005-06 Budget, the amended Sandy City Impact Fees for Roads, Drainage, Water, Fire/EMS, Police, Parks and Trails, and that the Impact Fee adjustments be prepared as a separate resolution.

SECOND: **Linda Saville**

VOTE: **Tenney- Yes, Saville-Yes, McCandless- Yes, Winder- Yes, Fairbanks- Yes, Anderson-Yes, Cowdell - Yes**

MOTION PASSED

COUNCIL ITEMS:

**5. Funds Transfer: Citizen Survey [\$5,000 RSL Soccer Stadium]
Resolution #05- 56 C - transferring funds within the General Fund.**

DISCUSSION: Chairman **Scott Cowdell** reported that he read a recent newspaper article reporting on a potential proposal from Salt Lake City to locate the Real Salt Lake Soccer Stadium to the Utah State Fair Grounds. Mr. Cowdell requested that the funding allocated for a citizen survey be held until the City has a better understanding of the possibilities of locating the stadium in Sandy. Mr. Cowdell asked Redevelopment Agency Director Randy Sant for an update on Salt Lake City's proposal.

Economic Development Director Randy Sant stated that he had not been advised on Salt Lake City's proposal to locate the stadium at the State Fair Grounds. Mr. Sant did, however, recommend that the Council approve the Funds Transfer for the Citizen Survey so that the funding is available once the City has a better feel as to whether Sandy is a preferred site for the stadium.

MOTION: **John Winder** made the motion to adopt Resolution #05-56 C, transferring funds within the General Fund for a Citizen Survey on locating the Real Salt Lake Soccer Stadium in Sandy, also that the allocation of funds be held until the City has a better feel as to whether Sandy is a preferred site for the stadium.

SECOND: **Dennis Tenney**

VOTE: **Winder- Yes , Tenney- Yes, McCandless- Yes, Fairbanks- Yes, Saville- Yes, Anderson-Yes, Cowdell - Yes**

MOTION PASSED

**6. Funds Transfer: Sego Lily Traffic Calming [\$28,191]
Resolution #05- 57 C - transferring funds within the General & Capital Projects Funds.**

MOTION: **Bryant Anderson** made the motion to adopt Resolution #05-57 C, transferring funds within the General and Capital Projects Funds. [\$28,191]

SECOND: **Steve Fairbanks**

VOTE: Anderson-Yes, Fairbanks-Yes, Winder- Yes, McCandless-Yes, Tenney- Yes, Saville- Yes,
Cowdell - Yes

MOTION PASSED

7. Development Impact Fees

Ordinance #05-25 - amending Title 16, "Revenue and Finance", Chapter 14, "Development Impact Fees". [Administrative Language/Not a Fee Schedule]

MOTION: Dennis Tenney made the motion to adopt Ordinance #05-25, amending Title 16, "Revenue and Finance", Chapter 14, "Development Impact Fees".

SECOND: Linda Saville

VOTE: Tenney- Yes, Saville- Yes, Anderson-Yes, McCandless- Yes, Winder- Yes, Fairbanks- Yes,
Cowdell -Yes

MOTION PASSED

8. MAYOR'S REPORT:

a. Held in Planning Meeting

9. CAO'S REPORT:

a. Held in Planning Meeting

10. COUNCIL OFFICE DIRECTOR'S REPORT:

a. Held in Planning Meeting

11. OTHER COUNCIL BUSINESS:

a. Held in Planning Meeting

At approximately 7:45 p.m., Steve Fairbanks made a motion to adjourn Council Meeting, motion seconded by Dennis Tenney.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Scott L. Cowdell
Council Chairman
XM053105.MIN

Pam Lehman
Council Executive Secretary